



11115 Elm Creek Falls Ct Cypress, TX 77433

Property Features

Exterior Features

- Custom-built home by Caldwell Homes (Developer)
- Premium Sherwin-Williams paint inside & out
- Oversized 4-car garage, flanked on either side of the home
- Car charger outlet installed in Garage #___ (Confirm placement)
- 12-zone sprinkler system (control located in garage)
- Water softener system
- Two water heaters located in attic
- HVAC system: Two units plus mini-split for climate-controlled garage
- Smart soffit & coach lighting for enhanced curb appeal
- Resort-style pool & spa, featuring:
 - Gas heater
 - Dual waterfalls
 - Pentair WiFi-controlled system with remote access
 - Custom spa & pool lighting
- Stamped concrete on front entry & backyard patio
- Backyard patio pre-plumbed for gas, water, and drain line
- Two French drains for optimal drainage

Interior Features

- Grand 9-foot double wood & leaded glass front doors
- Elegant flooring: Hardwood by Shaw throughout main areas
- Vineyard Grove carpet by Shaw in the living room
- Three chandeliers positioned in foyer & living area
- Custom Kent Moore cabinetry (painted & glazed) in kitchen, pantry, mudroom & bathrooms
- Attic features:
 - Decked storage space
 - Radiant barrier for energy efficiency
 - PEX plumbing system



LAND HOME AND RANCH
REALTY TEAM

Property Features Cont.

Interior Features cont.

- Gourmet kitchen with:
 - Five-burner gas cooktop
 - Custom wood-encased vent hood
 - Built-in 60" Frigidaire refrigerator & freezer
 - Granite Moon White countertops throughout
 - Travertine tile backsplash with mosaic accents
 - Full-size kitchen sink in island
 - Second island sink with reverse osmosis system
- Built-in 5-ft x 3-ft lighted aquarium with automatic feeder
- Media Room: 165" screen with Epson 4050 projector
 - Surround sound speakers in patio, living room & backyard
 - Smart LED recessed lighting throughout
- Central Vacuum System with Hide-A-Hose technology
- Custom-built bench seating with three electrical outlets
- Four built-in storage cubbies with overhead cabinetry

Utility & Garage Features

- Spacious utility room with:
 - Built-in sink
 - Drying rack
 - Upper & lower cabinetry
 - Ample counter space
- Garage features:
 - Drains in both garages for easy maintenance
 - Fits four cars + two golf carts in oversized space

Smart Home Features

- Smart lighting controls for:
 - Exterior soffit & coach lights
 - Front patio & balcony
 - Entryway, master bath & garage
- WiFi-enabled thermostats
- Smart garage doors & front door access
- Security system with cameras (front & backyard)
- Video doorbell with alarm integration
- TC Connect by Duncan Security for total home automation

